



PROUDLY PRESENT FOR SALE

35 Ashley Road

Ashey Road, Ryde, Isle of Wight PO33 2UT



A beautifully presented detached family home in an enviable location in popular Ryde, 35 Ashley Road has been renovated to an extremely high standard, combining contemporary upgrades with charming period features.

- Substantial family home built in 1924
- Sun room with bi-fold doors connects inside and out
- Envidable location close to town, beaches and ferry links
- Plenty of driveway parking with in-and-out entry
- Two spacious reception rooms
- Four double bedrooms and two bathrooms
- Immaculately presented throughout, with period features
- Magnificent mature terraced gardens
- Large summer house plus converted garage
- An absolute must to view.

For more information and to arrange a viewing, please contact Susan Payne Property on **01983 566244**.

You can also email us at susan@susanpayneproperty.co.uk, visit our website at www.susanpayneproperty.co.uk or visit us at The Black Building East Quay, Wootton Bridge, Isle of Wight, PO33 4LA. Follow us on Facebook, Twitter and Instagram to keep up to date with news and new instructions.

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Upgraded in an elegant style by the current owners of 13 years, 35 Ashey Road offers a fantastic opportunity to acquire an immaculately presented, substantial home which retains the character of the original 1924 building. The combination of timeless design with the high-quality finishes and beautiful decoration throughout perfectly compliment this charming residence, which would be at home in pages of any lifestyle magazine.

Located in an extremely desirable position, close enough to all amenities, including boutique shopping, good schools, beaches and high-speed mainland ferry links in Ryde, this home also benefits from the stunning surrounding countryside with rural walks on the doorstep.

Welcoming and homely, the accommodation comprises of a stunning entrance hall, two large reception rooms, a beautiful kitchen with a larder, pantry and utility space, a rear lobby and a spectacular sun room on the ground floor, with four double bedrooms including an en-suite master, a magnificent balcony and a luxurious family bathroom on the first floor. The large plot provides plenty of parking in front of the impressive façade, an enclosed courtyard, an outside dining terrace with pergola and expansive rear grounds comprising of lawns, mature planting, outbuildings and a fishpond. Further accommodation is provided by a converted garage, which now benefits from French doors to the garden and a large summer house complete with a sun deck.

This is a rare opportunity to purchase a substantial family home in this enviable location – a viewing is highly recommended with the sole agents Susan Payne Property.

Property Details

Approaching from sought after Ashey Road, the large in-and-out gravel driveway provides plenty of parking and is surrounded by fabulous mature planting. A secure bicycle shed provides additional storage and secure gates are positioned either side of the home. A storm porch provides a characterful and welcoming entrance, with red clay tile roof, wooden beam detailing, an outside security light and a tiled floor. The arch topped double front door reflects the architecture of the house and leads into the entrance hallway.

Entrance Hallway

extending to 25'8 (extending to 7.82m)

The character is immediately apparent from the moment you step into the majestic entrance hall - the roaring 1920's were all about glamour and entertaining, and the architecture of this home reflects the period perfectly, with generous room sizes and a flowing layout which still works nearly 100 years after it was built. Lovingly restored, a gorgeous original timber polished parquet floor welcomes visitors and continues into the reception rooms creating continuity. Fresh white walls and high ceilings enhance the feeling of space and light and are complemented by original picture and dado rails. There is a grand central turning staircase which ascends to the first floor, with period timber detailing and balustrade, and a useful nook under the turn of the stairs. There are twin pendant lights and three radiators. Original doors lead into the cloakroom, into the sitting room, to the kitchen, the dining room and the original back door with panel glazing leads into the new sun room and floods the hall with natural light.

Dining Room

19' x 13'10 (5.79m x 4.22m)

The grandeur of the original home shines through the fantastic dining room, with high ceilings, original cornicing, deep skirting boards, a central chandelier and with triple aspect glazing combining with the beautiful neutral décor to create a light, bright ambience. A central chimney breast is home to an electric fire with an ornate metal surround on a slate hearth, with windows to each alcove complete with built in window seating. An elegant neutral patterned wallpaper to picture rail height complements the stunning parquet floor. A large window looks out through the storm porch to the front grounds, and an original timber door with glazed panels and decorative windows either side affords lovely garden views.



Sitting Room

16'8 max x 13'11 (5.08m max x 4.24m)

The sitting room is generously proportioned, with a large box bay window looking out over the gardens. The parquet floor continues as does the immaculate presentation, with a neutral scheme, a central chandelier and an original picture rail. A broad chimney breast is home to a smart black wood burning stove, with an oak mantel and an inset slate hearth. There is plenty of room for large scale furniture, and the sitting room strikes a perfect balance between being snug and bright.

Sun Room

18'11 x 5'8 (5.77m x 1.73m)

The character of the original house has been enhanced with this magnificent addition, with full width bi-fold UPVC double glazed doors providing a lovely panorama of the impressive back garden. With the doors open, the sun room forms a fabulous covered veranda, and with the doors closed is a fabulous sun room which invites the garden views inside all year round. There is recessed lighting, and French doors to one side lead to the dining terrace. The sun room is finished with a superb sandstone floor, complete with underfloor heating to really maximise this rooms year-round potential.

Cloakroom

The ground floor cloakroom is tiled to dado rail height, with a smartly tiled floor and a central light. There is a low-level WC with dual flush and a floating corner basin with a chrome mixer tap. A double cupboard neatly houses the consumer panel, and the cloakroom also benefits from a window to the front aspect.

Kitchen

14'1 max x 13'10 (4.29m max x 4.22m)

The well-proportioned kitchen has an incredibly ornately detailed period plaster ceiling, with triple spot lighting. There is a fabulous mix of floor and wall units, finished in fresh white with neutral glossy roll edged worktops complementing neutral tiled splash backs. An integrated 1.5 bowl sink and drainer is set into worktops that occupy the large box bay window which fills the room with natural light. Glass fronted cabinets and ambient lighting add to the luxurious feel of the kitchen. A large electric Range Master Classic induction range and electric oven sits neatly in the original fireplace, which has now been tiled, and there is plenty of space for a fridge freezer and space and plumbing for a dishwasher. Additional storage is provided by a kitchen island which also has room for stools under, creating a very sociable space. There is a door to the pantry cupboard, which has a light, a window to the side aspect, power, storage cupboards and is also home to the Vaillant combi boiler. The kitchen is finished with a tiled floor. A door leads to the rear lobby and utility area.

Rear Lobby, Larder and Utility Area

In the rear lobby there is a central pendant light, a large door with characterful round windows that leads out to the courtyard, and doors to the larder cupboard and utility area. The larder is an extremely useful space, and has full height shelving, a light and a window. The utility area has plenty of space and plumbing for a washing machine, space to hang washing, and benefits from power, lighting, a radiator, and is finished with a laminate floor.



First Floor Landing and Balcony

The characterful turning staircase leads up to the first floor gallery landing, with an ornate balustrade, a dado rail and with lovely natural timber treads which cleverly visually connect the two floors. The gallery landing has a high ceiling with a central chandelier, a picture rail and the neutral décor continues, complemented by stripped pine floors, which are exquisitely finished with lacquer and run throughout the first floor. A full height glazed door leads out to the balcony, filling the landing with natural light. The balcony is a sun trap, particularly in the mornings, and provides lovely views over the rear grounds to upper Ryde with wintertime glimpses of the Solent beyond. There is smart timber decking, an outside light, and a locally forged bespoke handrail which has been designed to reflect the architectural details of the original building. From the first floor landing, original doors lead into the master suite, the family bathroom and to bedrooms two, three and four.

Master Bedroom

14'7 max x 14' (4.45m max x 4.27m)

The master bedroom has a semi-vaulted ceiling with a central pendant, and a large box bay window affording views over the front garden with glimpses of the downs beyond. There is a radiator under the window and a chimney breast adds character. Beautiful décor combines with an original picture rail to complement the stripped pine lacquered floor, and a part glazed door leads into the en-suite.

En-Suite

The recently renovated luxurious en-suite is an oasis of calm, with a combination of white and grey contemporary wall tiles and decorative floor tiles adding sophistication to the scheme. A large glass screen creates a luxuriously sized walk-in shower, and there is a curved heated chrome towel rail, a low-level WC with dual flush, and a window to the front aspect. There is a contemporary vanity basin, with drawers under and a modern mixer tap over, plus a glass mirror cabinet with sleek lighting.

Bedroom Two

12'7 max x 11'8 (3.84m max x 3.56m)

A large box bay window affords far reaching views similar to those from the balcony, and has a long radiator under. There is a central low level light in a semi vaulted ceiling, an original picture rail and stripped pine lacquered floorboards. Built in triple wardrobes provide a huge amount of useful storage.

Bedroom Three

12'11 x 9'3 (3.94m x 2.82m)

Bedroom three benefits from twin aspect glazing, which not only provides lovely views but also fills the room with natural light. There is a radiator under the window, a vaulted panel ceiling, picture rail and useful built in storage cupboards. The lacquered stripped pine floors continue.

Bedroom Four

12'11 x 9'3 (3.94m x 2.82m)

The mirror image of bedroom three, bedroom four has all the same features and benefits from impressive views over the rooftops of Ashley to the downs beyond.



Family Bathroom

Luxurious in size and appointment, the family bathroom has recessed lighting and a double window to the side aspect which has patterned glass for privacy and a heritage style radiator under finished in black. A restored red brick fireplace with intricate brickwork detailing occupies one corner, enhancing the character, complemented by the natural stone tiling which wraps around the room. There is a generously sized shower cabin and a low-level WC. A wide vanity basin has cupboards under, a beautifully designed mixer tap over and a large mirror with built in shelving and task lighting. There is a loft hatch which provides access to the large loft, which is well insulated and part boarded, and could provide an opportunity to convert subject to necessary consents. The family bathroom is finished with a smart dark tiled floor.

Outside

With in-and-out access either side of a handsome front wall, plenty of parking and surrounded by immaculately kept hedging, the front grounds are both attractive and practical. A block paved driveway leads to the side gates at the north end, flanked by stone borders with mature planting. To the south side, a substantial secure bicycle shed sits opposite the storm porch beside further side gates.

From the side gates at the northern end there is a paved courtyard with a log store, with access to the back door into the rear lobby and to the converted garage, which has power, lighting and a tiled floor, and has potential for many additional uses. A stone path leads to the side of the garage, through planted archways to the upper lawn, which wraps around the rear aspect of the home. To the south side, a broad dining terrace is paved with decorative stone and is covered by a pergola. A gate leads from the dining terrace back to the front grounds.

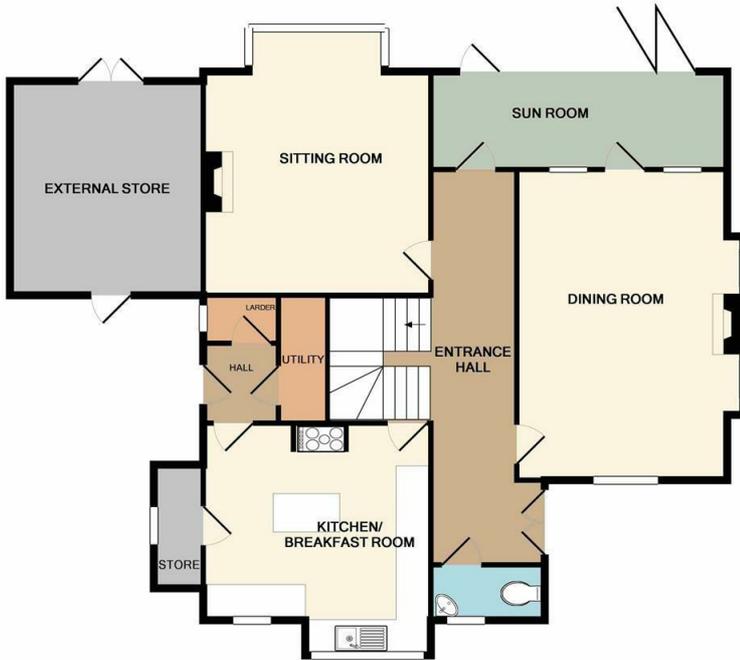
From the upper lawn, original stone steps lead down to the large lower lawn, which is flat and surrounded by mature trees, hedging and planting, creating a wonderfully private outside space. A secret path leads alongside a cascading water feature to an ornamental fish pond on the lower lawn level. A large summer house is perfectly positioned to make the most of the evening sun, with lovely glazed doors and windows, a covered veranda and a large sun deck. The summer house also benefits from power and lighting.

This house is truly exceptional in every way and will make a wonderful family home for the new owners.

Additional Details

Tenure: Freehold

Council Tax Band: F



GROUND FLOOR
APPROX. FLOOR
AREA 1214 SQ.FT.
(112.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 911 SQ.FT.
(84.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2126 SQ.FT. (197.5 SQ.M.)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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